

BUILDING DEPARTMENT
(847) 395-9462
FAX: (847) 395-9482

ROOM ADDITIONS

CALL J.U.L.I.E. (800-892-0123) Before DIGGING

Below you will find a summary of code requirements for room additions within the Village of Antioch, based upon the 2003 International Residential Code. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are designing your room addition. Please feel free to call the Plans Examiner at (847) 395-9462 if you have any questions.

WHAT REQUIREMENTS DO I HAVE TO FOLLOW?

- Light and ventilation schedule
- Egress window schedule, including basement, if applicable
- Ceiling heights
- Header and beam sizes
- Truss and TJI floor joist layout and specs stamped by an engineer
- Conventional floor joist layout, including size.
- Door schedule
- Electric plan and panel schedule. Indicate the availability of additional circuits
- Show grades of all lumber
- Provide live and dead load requirements
- Wall section detail – Foundation through Roof, identifying materials. If trusses are to be installed, submit specification and calculations. Ice and water shield or equivalent is required at all roof edges and valleys.
- Mechanical Plan and equipment schedule, including combustion air calculations.
- Identifying all glazing in hazardous locations
- Show required smoke detectors
- Stair, handrail and guardrail details. 8 1/4" maximum riser & 9" minimum tread. Three risers requires a handrail on one side 34" – 38" high. A 42" guardrail is required when the rise is 30" or more above grade or floor level.
- Firestopping
- Foot/foundation plan including insulation
- Footing, drainage and sump details
- Fireplace detail, manufacturers specifications
- Attic and crawl space ventilation requirements with the access locations indicated.
- Insulation minimum R13 in walls R30 in ceilings

- Bathroom plan, if applicable
- Masonry flashing and lintel detail

Your application will be reviewed by several departments within the Village. After being submitted, our goal is to have our first plan review completed within 10 working days.

LOCATION

- A room addition built after completion of the main building must maintain single-family residence lot line distances, including rear, sides and building line setbacks.
- Rear yard setbacks are 25'. Room additions cannot extend beyond the side building lines, which are 10% of the lot width, or 6' from the lot line, whichever is greater (or as indicated by Plat of Survey).
- The existing grade and drainage of this property can in no way be changed from the original plan as approved by the Village Engineer.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT

- Completed Application for Building Permit
- Four (4) copies of the certified Plat of Survey showing the location and size of the proposed addition to scale, including proposed setbacks.
- Four (4) copies of complete set of building plans
- A list of construction materials.
- Copy of electrician registration/license, or an Affidavit from the homeowner stating that they are performing their own electric work.
- Copy of plumber's Illinois plumbing contractor's registration
- Copy of Homeowners' Association Approval Letter, if applicable.

HOW MUCH WILL MY PERMIT COST?

Permit fees are determined by the cost of construction (2%), or a minimum of \$50.00, which includes plan review fees, and all inspections

WHAT INSPECTIONS ARE REQUIRED?

1. Foundation
2. Rough framing and mechanicals
3. Drywall before taping
4. Completion

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-9462 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD, IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$50.00 RE-INSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.

NO RE-INSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER _____.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit "after-the-fact". Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor's Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR's), which are private restrictions subject to enforcement by a Homeowners' Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR's.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date